157.0	0004	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	703,900 / 703,900
					USE VALUE:	703,900 / 703,900
					ASSESSED:	703,900 / 703,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
204		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DINTINO ANTHONY A
Owner 2:	DINTINO CANDICE C
Owner 3:	
Street 1:	204 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FITZGERALD JOHN E III-ETAL -
Owner 2:	FITZGERALD ELIZABETH R -
Street 1:	204 RENFREW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1910 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	256,200	6,700	441,000	703,900
Total Card	0.161	256,200	6,700	441,000	703,900
Total Parcel	0.161	256,200	6,700	441,000	703,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.63 | /Parcel: 368.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 104693
GIS Ref:
GIS Ref:
Insp Date: 05/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0004-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,200	6700	7,000.	441,000	703,900	703,900	Year End Roll	12/18/2019
2019	101	FV	217,500	6700	7,000.	441,000	665,200	665,200	Year End Roll	1/3/2019
2018	101	FV	217,000	6700	7,000.	371,700	595,400	595,400	Year End Roll	12/20/2017
2017	101	FV	217,000	6700	7,000.	340,200	563,900	563,900	Year End Roll	1/3/2017
2016	101	FV	217,000	6700	7,000.	289,800	513,500	513,500	Year End	1/4/2016
2015	101	FV	215,900	6700	7,000.	252,000	474,600	474,600	Year End Roll	12/11/2014
2014	101	FV	215,900	6700	7,000.	233,100	455,700	455,700	Year End Roll	12/16/2013
2013	101	FV	215,900	6700	7,000.	221,800	444,400	444,400		12/13/2012

!12311!

PRINT

Date	Time
12/11/20	02:24:35

LAST REV

Date	Time
11/18/19	15:09:00
mmcmakin	
12311	

USER DEFINED

Prior Id # 1:	104693
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD JOHN	55495-452		9/30/2010	Family	486,000	No	No		
	22857-329		1/26/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2019	Mail Update	MM	Mary M
5/24/2018	MEAS&NOTICE	BS	Barbara S
10/29/2008	Meas/Inspect	163	PATRIOT
2/26/2000	Inspected	264	PATRIOT
12/2/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99297005
Adj $ / SQ:	127.348
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314701
Depreciation:	58534
Depreciated Total:	256167

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

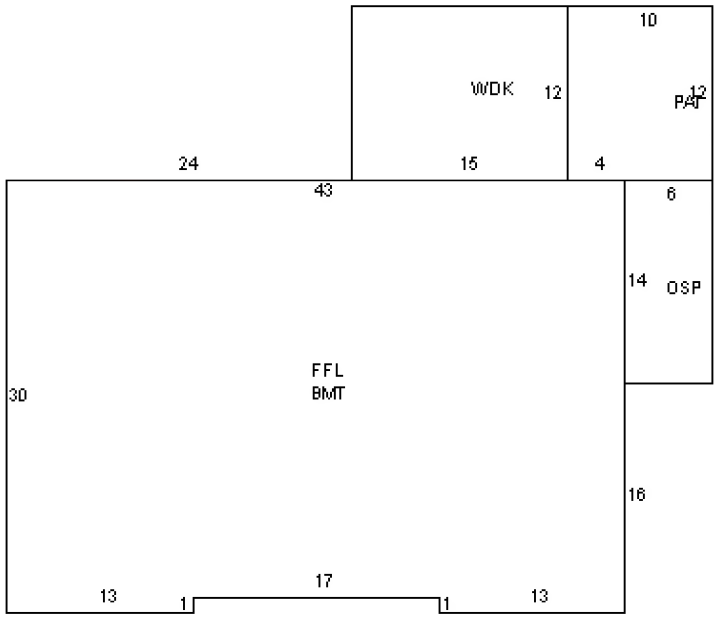
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	127.35
Special Features:	0	Val/Su Net:	87.44
Final Total:	256200	Val/Su SzAd	201.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,273	61.130	77,815
FFL	First Floor	1,273	127.350	162,115
WDK	Deck	180	11.470	2,065
PAT	Patio	120	5.340	640
OSP	Screen Porch	84	39.480	3,316

Net Sketched Area:	2,930	Total:	245,951
Size Ad	1273	Gross Are	2930	FinArea	1910
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0004-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	A	AV	1960	19.34	T	40	101			6,700			6,700

More:	N	Total Yard Items:	6,700	Total Special Featues:		Total:	6,700

IMAGE

AssessPro Patriot Properties, Inc